

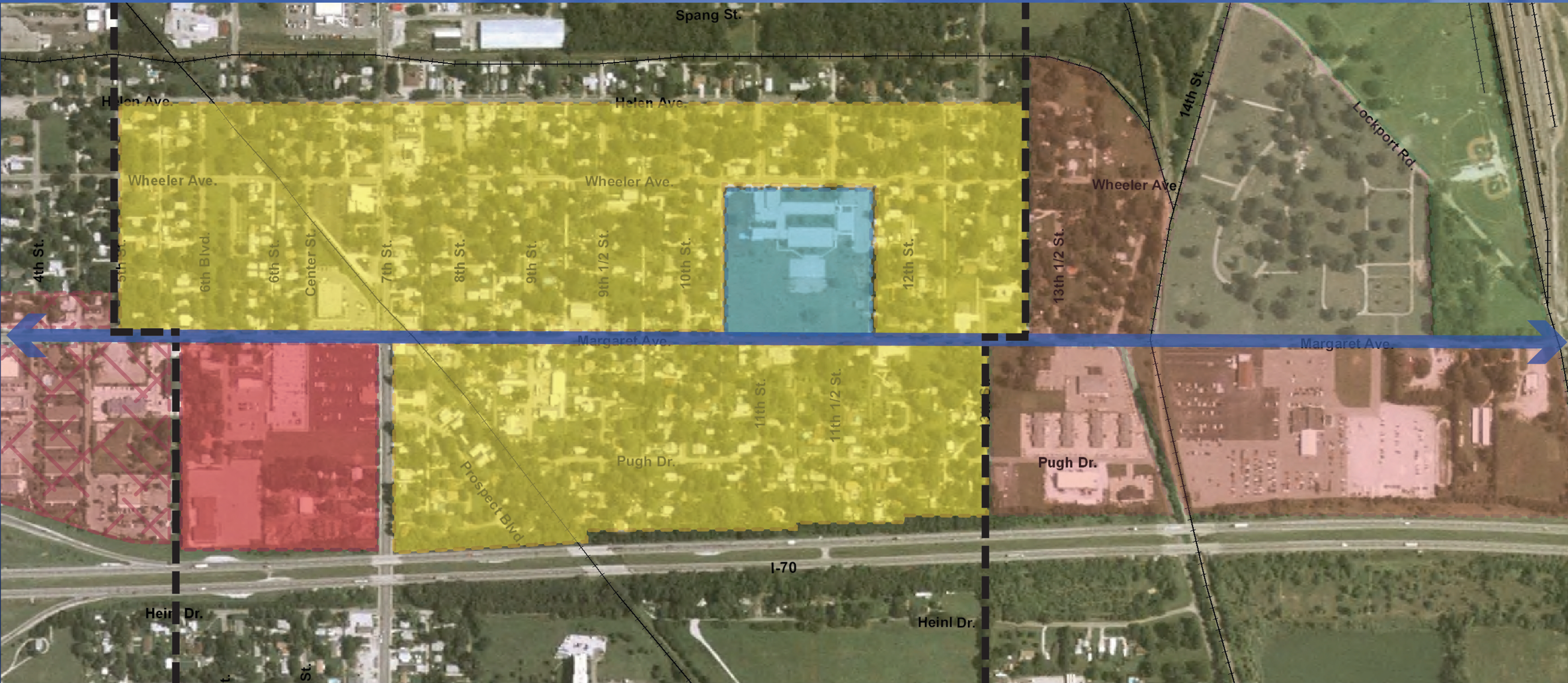
LAND USE

MARGARET AVENUE CORRIDOR STUDY

LAND USE DEVELOPMENT PLAN: 5th ST. TO 13th ST.

5TH STREET TO 13TH STREET NEIGHBORHOOD REVITALIZATION

With Fuqua Elementary School as a neighborhood anchor, efforts to stabilize the surrounding residential area should focus on home ownership and maintenance programs. Other assets that should be included in the area are a common greenspace at 6th Street and a planned multi-use trail. Both have the potential to create a new identity for the neighborhood. The current density supports the walkability of this neighborhood and should remain in place. Other public efforts to support the continued improvement to the district should include increased enforcement of life safety codes, identification and promotion of infill development sites. In terms of infrastructure improvements, this area should support a pedestrian environment and include traffic calming and pedestrian scale urban design and streetscape elements. The design of all roadway and sidewalk improvements in this segment should promote the safety of children walking to and from school. The existing street grid pattern also promotes a walkable close-knit community.



DISTRICT CHARACTER IMAGES

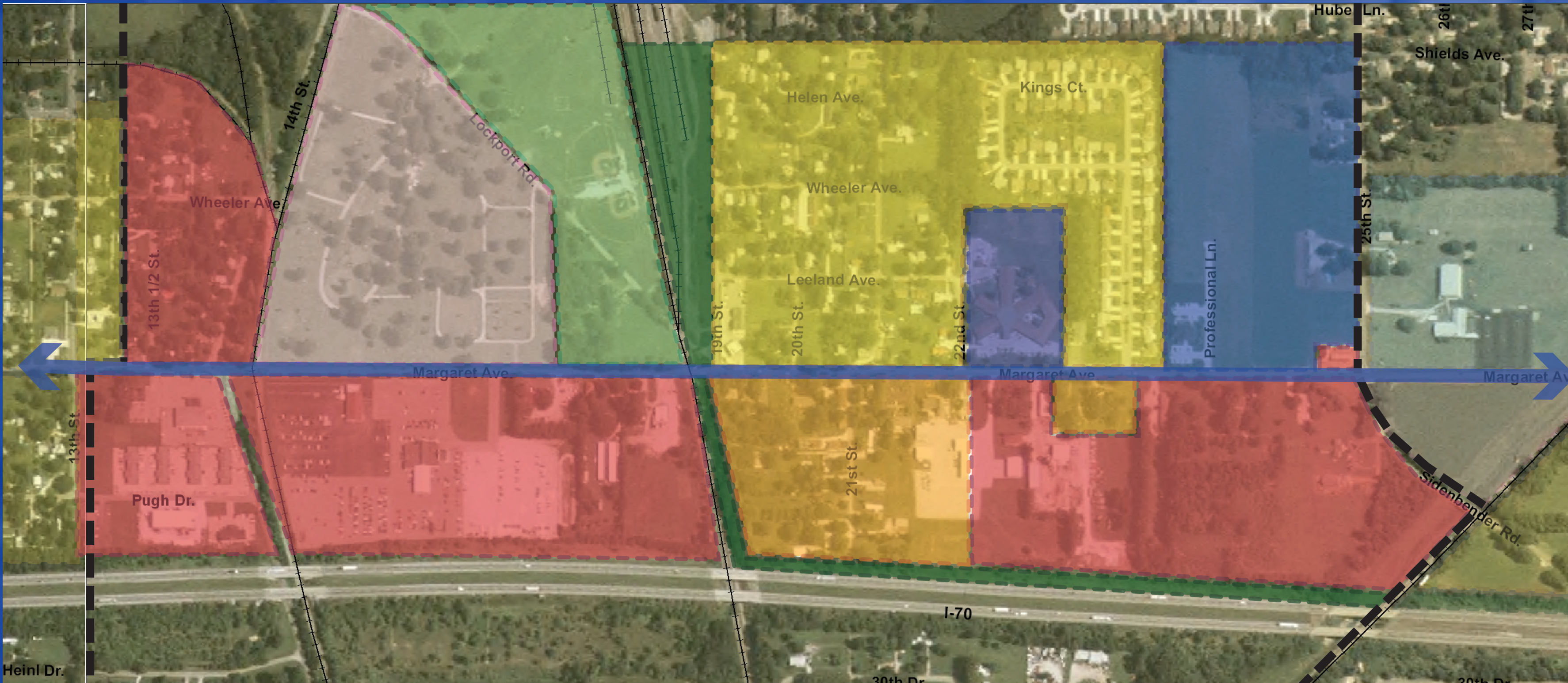


LAND USE DEVELOPMENT PLAN: 13th ST. TO 25th ST.

CANAL ROAD MIXED USE NODE

The realigned 14th Street/Canal Road at the intersection of Margaret Avenue provides an ideal location for commercial services and retailers serving the market of commuters who use Canal Road. Uses appropriate for this include: automobile service and fuel, convenience stores, professional services, and other non-big box retail operations. The use of appropriate buffers between this node and the surrounding neighborhoods will be important regulatory means to support the sustainability of both the residential and commercial uses. The character of the new commercial developments could be further influenced by the adoption and enforcement of design guidelines. Increased residential development along the corridor is likely to create more demand for recreational facilities. The land south of the existing ball fields to Margaret Avenue would present an ideal location for expanded recreation facilities.

Opportunities for both new development of low and medium density single family and a limited amount of clustered or multi-family residential properties are ample in this district. Replication of the street grid pattern, found from 19th to 22nd Streets, will promote a sense of community and create walkable neighborhoods.



DISTRICT CHARACTER IMAGES



LAND USE DEVELOPMENT PLAN: 25th ST. TO FRUITRIDGE AVE.

WOODED RESIDENTIAL

One of the assets of this segment of the corridor is a large number of stands of mature trees. Residential development in this area should include medium and low density development of single family homes with the preservation of as many mature specimen trees as possible. Multi-family housing developments can be used as a transitional land use at the southwestern corner of Margaret Avenue and Fruitridge. Preservation and enhancement of the tree buffer along I-70 is critical to promoting quality residential development. New housing developments will create additional demand for active and passive recreation space. The northwest corner of Fruitridge and Margaret Avenues provides a large flat area ideal for active recreational facilities such as ball fields. The natural features at the parcel's western end are ideal for creating passive recreation opportunities. Recreation is one of several compatible transitional land uses that could be appropriate between the residential developments and the oil field located on the northern half of this parcel.

